

HUNTERS®

HERE TO GET *you* THERE



11 Marybrook Mews, Marybrook Street

Berkeley, GL13 9FN

£300,000

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Council Tax: C



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Entrance

Front door opening into the hallway with radiator.

Cloakroom

Low-flush WC, wash hand basin with mixer tap, and radiator.

Lounge

Window to the front, radiator, and spiral stairs rising to the first floor.

Kitchen/Dining Room

Fitted with a modern range of units and worktop surfaces. Includes one-and-a-half bowl sink with mixer tap and integrated appliances: dishwasher, washer/dryer, oven, gas hob with extractor hood, and fridge/freezer. Part-tiled walls, cupboard housing the boiler, inset spotlights, radiator, understairs storage cupboard, window, and French doors opening onto the garden.

First Floor Landing

Stairs leading to the second floor landing with radiator.

Bedroom Two

Two front-facing windows, radiator and fitted wardrobes.

Bedroom Three

Two windows to the rear and radiator.

Bathroom

Fitted with a modern suite comprising a panelled bath with shower over and glass screen, low-flush WC, wash hand basin with mixer tap and vanity storage beneath, heated towel rail, inset spotlights, and tiled flooring.

Second Floor

Landing area with Velux window, radiator, under-eaves storage, and useful space ideal as a dressing area or study.

Bedroom One

Window to the front, radiator, eaves storage and loft access.

Shower Room

Velux window, shower cubicle, low-flush WC, wash hand basin with mixer tap and vanity storage beneath, inset spotlights, and eaves storage.

Outside

Two allocated parking spaces with gated access to the rear. Enclosed garden with panelled fencing, outside water tap, lighting, patio, astro-turf lawn, and storage shed.

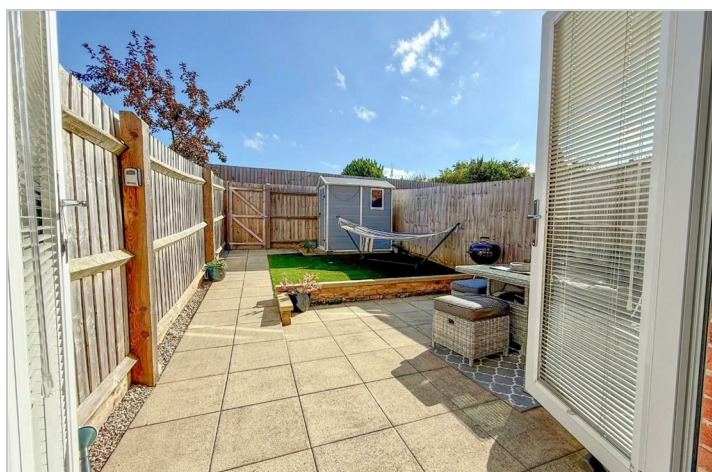
Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

*** OPEN HOUSE SAT 4TH OCTOBER CALL TO BOOK IN *** Situated in the Historic Castle Town of Berkeley, this delightful house offers a perfect blend of comfort and convenience. Offered with No Onward Chain this property offers ready to move into accommodation with downstairs cloakroom, lounge and modern kitchen/dining room with appliances. On the first floor two good size bedrooms and modern bathroom. Stairs then lead to the second floor with further shower room, double bedroom and separate study area. The property further benefits from gas central heating, double glazing, two allocated parking spaces with rear access leading to the enclosed garden offering low maintenance with patio, astro turf lawn and storage shed.

The picturesque town of Berkeley lies deep in the heart of Gloucestershire offering wonderful countryside on your doorstep, Historic Castle and Berkeley Estate. The property is within walking distance of local amenities, doctors surgery, independent shops, cafes and primary school all being close by. The A38, M5 and M4 motorways provide convenient access to the north and south bringing the more major cities within easy commuter distance.

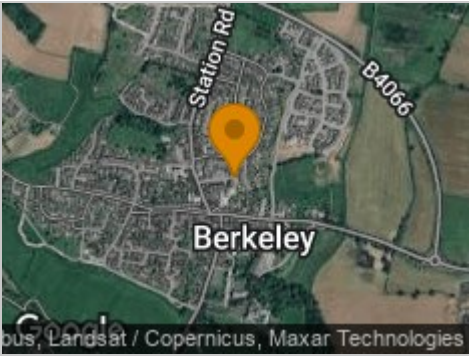
- Well Presented Town House
 - Downstairs Cloakroom
 - Kitchen/Dining Room
- Enclosed Low Maintenance Garden
 - No Onward Chain
- Three Double Bedrooms
 - Lounge
- Bathroom and Shower Room
- Two Allocated Parking Spaces



Road Map



Hybrid Map



Terrain Map



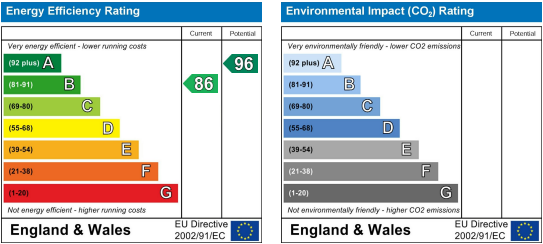
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.